

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED FIFTY & NO/100 (\$350.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Henry Carter and wife, Mae Carter

(herein referred to as grantors) do grant, bargain, sell and convey unto

Wilford Lee Holcomb and wife, Jerry Rose Holcomb

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commencing at the NE corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 22, Township 19, Range 1 East and run thence South along the East boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 560 feet, more or less, to the south margin of the right of way of U. S. Highway No. 280 sometimes called Florida Short Route; thence Southwesterly along the south boundary of said right of way 85 feet, more or less, to the west margin of a road leading southeasterly from said highway, for a point of beginning of the lot herein described; thence southeasterly and perpendicular to said Highway No. 280 a distance of 125 feet; thence Southwesterly and parallel with the South boundary of said Highway No. 280 a distance of 174 feet; thence Northwesterly and perpendicular to said Highway 125 feet to the south right of way of said highway; thence Northeasterly along the South boundary of said right of way 174 feet to the point of beginning, containing one half acre, more or less.

As a part of the consideration hereof, grantees covenant and agree with grantors that in the event they should desire to sell the property herein described grantors shall be and are by these presents granted the right of first refusal to purchase said property on the same terms and conditions as offered for sale by grantees.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 23rd day of January, 1971.

(Seal)

(Seal)

(Seal)

Henry Carter (Seal)

Mae Carter (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry Carter and wife, Mae Carter whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of January A. D., 1971.

Lancei Brasher
Notary Public.